

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION

ROUTE 715, BRODHEADSVILLE, PA 18322

MINUTES OF MEETING – June 17, 2009

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:00 p.m. on Wednesday, June 17, 2009, at the Township Municipal Building, Rte 715, Brodheadsville, PA by Larry Smith.

Present: Chris Eckert, Nick Caprioli, Larry Smith, Dave Johnson, Atty. Tim McManus, Engineer Paul Menichello, Township Manager David Albright and Office Manager Cathy Martinelli.

Absent: Dave Gordon, Dick Rodenbach, Matt Connell and Engineer Chris McDermott.

The **Pledge of Allegiance** to the Flag was led by Dave Johnson.

Minutes. On motion made by Chris Eckert, seconded by Dave Johnson it was voted to approve the minutes of May 20, 2009 meeting, as distributed. (4-0)

Submittals. None.

Plan Review:

Hottenstein, Ester Estate (Minor Subdivision) Frank J. Smith, Jr. It was asked via phone to table this plan tonight. On motion made by Chris Eckert, seconded by Nick Caprioli it was voted to table this plan. (4-0) (Plan date 10/17/06) (Received 10/31/06) (Accepted 11/15/06) (**open ended waiver 1/26/07**) (Rev. 1/8/07) (SEO: planning module ready for approval)

Joshmor, Inc (Minor Subdivision) Frank J. Smith, Jr. Engineer Menichello said everything was in order. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to recommend this plan for approval. (4-0) (Plan date 5/5/09) (**90-day review ends 8/20/09**)

Altemose, Hilda & William (Minor & Lot Line Adjust) George Fetch. Engineer McDermott's comment letter dated 6/9/09 was reviewed. Several technical issues still need to be addressed; however, Engineer Menichello said this plan can move on to the Supervisors. On motion made by Nick Caprioli, seconded by Chris Eckert it was voted to conditionally approve this plan subject to satisfactorily addressing the Engineer review letter dated 6/9/09. (4-0)(Plan date 1/14/09)(**waiver until 8/18/09**)(rev. 5/30/09)

Applegate Land Development (Prelim Land Dev) RJD Engineering. It was asked via phone to table this plan tonight. On motion made by Chris Eckert, seconded by Dave Johnson was voted to table this plan. (4-0) (Plan date 6/7/99) (Accepted 10/17/07) (**open ended waiver 12/20/07**) (Rev. 2/8/08, 11/20/08) (SEO: testing complete no planning required. The plot plan should reflect an accurate to scale sizing of the absorption beds to insure that all isolation distances maybe maintained. Soil probes and perc tests should be accurately located).

Liquid Fence Facility (Land Development Plan) Borton-Lawson. It was asked via phone to table this plan tonight. On motion made by Chris Eckert, seconded by Dave Johnson it was voted to table this plan tonight. (4-0) (Plan date 6/30/08) (Accepted 7/16/08) (**open ended waiver 10/8/08**) (SEO: planning module ready for approval)

Regency Plaza. (Final Plan) Keystone Engineers. It was asked via phone to table this plan tonight. On motion made by Chris Eckert, seconded by Dave Johnson it was voted to table this plan tonight. (4-0) (Plan date 3/2/09) (Accepted 3/18/09) (**open ended waiver 5/20/09**)

Keer Veterinary Hospital (Land Dev Plan) Berks Surveying & Engineering. Engineer McDermott's comment letter dated 6/10/09 was reviewed. It was noted there was a discrepancy in the ultimate right-of-way vs. actual right-of-way. A brief discussion ensued, and on motion made by Dave Johnson, seconded by Chris Eckert it was voted to conditionally approve this plan subject to satisfactorily addressing Engineer McDermott's comment letter dated 6/10/09 including resolving the front right-of-way issue and memorandum letter dated 6/2/09 regarding on site inspection of vegetation. (4-0)(Plan date 3/31/09)(Accepted 4/15/09)(**open ended waiver received 6/25/09**).

Bumbulsky, Mark & Joan. This plan is a lot joinder in Sun Valley. It was previously approved in 2005; however, it was never recorded. Engineer McDermott has reviewed the plan against the original and finds it to be in order. On motion made by Chris Eckert, seconded by Nick Caprioli it was voted to re-approve this plan. (4-0)

Sketch Plan. None.

Business from the Planning Commission. None.

Planning Module Approval. None.

Plans to be Signed. None.

Other Business. None.

Public Comment. None.

Adjournment. There being no further business, on motion made by Chris Eckert, seconded by Nick Caprioli it was voted to adjourn at 7:30 p.m. (4-0)

Respectfully submitted,

Cathy A. Martinelli
Recording Secretary

